



Well Lane, Rothwell NN14 6DQ

- Two Bedrooms
- Small Court Yard Garden
- Upvc Double Glazed & gas central heated

PRICE
£140,000
OFFERS IN EXCESS
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Small yet well presented two bedroom stone and brick end terrace cottage comprising Entrance into through Lounge/Kitchen Diner and door to (downstairs) Bathroom. Landing offering two bedrooms. Gas central heated and Upvc double glazed. Small low-maintenance courtyard garden to rear.

Images in advert and video view taken prior to current tenancy

Approx floor area 54 sq.m (581 sq.ft)

EICR, Gas Safe and EPC in place

ENTRANCE

Via uPVC panelled door, with open plan stair case rising to first floor landing and walk through to open plan Lounge Area

LOUNGE AREA

19'8".223'1" x 10'6" including hallway and stair c (6.68m x 3.21m including hallway and stair case)
Having uPVC double glazed window to front and side, radiator, living flame coal effect gas fire, walk through to open plan Kitchen/Dining Area via step

KITCHEN/DINING AREA

8'1" plus door recess x 4'5" (2.48m plus door recess x 1.35m)
Having a range of high and base level cupboard units with drawer space and work tops, sink and gas cooker, storage cupboard, uPVC double glazed door to rear courtyard and further panelled door to Bathroom

BATHROOM

Comprising WC, pedestal wash hand basin and panelled bath, uPVC double glazed window to side and tiled surrounds

LANDING

Having doors to two bedrooms

BEDROOM ONE

10'3" x 8'5" max (3.14m x 2.57m max)
UPVC double glazed window to front and side, having wardrobes

BEDROOM TWO

11'6" max x 7'4" (3.53m max x 2.25m)
Having uPVC double glazed window to rear

OUTSIDE REAR

Small courtyard area which is mostly paved



call to view 01536 418100

